

**Subject:** RE: BID / Dress Rehearsal Maintenance Estimates  
**From:** Randall Tampa <rtampa@fashiondistrict.org>  
**Date:** 01/30/2017 04:45 PM  
**To:** Elmer Pacheco <elmer@fashiondistrict.org>, Jose Gonzalez <jose@fashiondistrict.org>  
**CC:** Rena Leddy <rena@fashiondistrict.org>

Thanks elmer

Randall Tampa  
LA Fashion District

----- Original message -----  
From: Elmer Pacheco <[elmer@fashiondistrict.org](mailto:elmer@fashiondistrict.org)>  
Date: 1/30/17 1:35 PM (GMT-07:00)  
To: Randall Tampa <[rtampa@fashiondistrict.org](mailto:rtampa@fashiondistrict.org)>, Jose Gonzalez <[jose@fashiondistrict.org](mailto:jose@fashiondistrict.org)>  
Cc: Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

Tampa, Jose,

I would like to comment that watering the plants takes me 1.5 hour each day twice a week. Everything else looks good.

Elmer Pacheco

LA FASHION DISTRICT BID

Field District Supervisor

LA Fashion District

424 E. 15th Street, #11

Los Angeles, CA 90015

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[elmer@fashiondistrict.org](mailto:elmer@fashiondistrict.org) <<mailto:elmer@fashiondistrict.org>>

[www.fashiondistrict.org](http://www.fashiondistrict.org) <<http://www.fashiondistrict.org/>>

From: Randall Tampa  
Sent: Monday, January 30, 2017 11:11 AM

RE: BID / Dress Rehearsal Maintenance Estimates

To: Jose Gonzalez <[jose@fashiondistrict.org](mailto:jose@fashiondistrict.org)>; Elmer Pacheco  
<[elmer@fashiondistrict.org](mailto:elmer@fashiondistrict.org)>  
Cc: Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

The hours look good, but since we've had ample chance to work on the areas, I'd like Elmer to comment on this matter.

Randall Tampa

LA Fashion District

----- Original message -----

From: Jose Gonzalez <[jose@fashiondistrict.org](mailto:jose@fashiondistrict.org)  
<<mailto:jose@fashiondistrict.org>> >

Date: 1/30/17 10:11 AM (GMT-07:00)

To: Randall Tampa <[rtampa@fashiondistrict.org](mailto:rtampa@fashiondistrict.org)  
<<mailto:rtampa@fashiondistrict.org>> >

Cc: Rena Leddy <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)  
<<mailto:rena@fashiondistrict.org>> >

Subject: FW: BID / Dress Rehearsal Maintenance Estimates

Randy: Did you have a chance to review this

From: Jose Gonzalez [<mailto:jose@fashiondistrict.org>]  
Sent: Friday, January 27, 2017 11:23 AM  
To: 'Randall Tampa' <[rtampa@fashiondistrict.org](mailto:rtampa@fashiondistrict.org)>  
Cc: Rena Leddy (<[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>) <[rena@fashiondistrict.org](mailto:rena@fashiondistrict.org)>  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

Randy

Attached is the cost estimate for maintaining the Broadway Plazas – based on estimated weekly hours discussed back in 2013 (see below).

Also attached is the final signed contract for 2017.

For 2018yr-forward budgeting and bill-back purposes, do you think these weekly hours are still okay to use?

Jose

From: Randall Tampa [<mailto:rtampa@fashiondistrict.org>]  
Sent: Wednesday, May 29, 2013 8:25 AM  
To: Jose Gonzalez <[jose\\_migrating@fashiondistrict.org](mailto:jose_migrating@fashiondistrict.org)>  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

Looks good

From: Jose Gonzalez [<mailto:jose@fashiondistrict.org>]  
Sent: Wednesday, May 29, 2013 8:14 AM  
To: 'Randall Tampa'; 'Kent Smith'  
Subject: FW: BID / Dress Rehearsal Maintenance Estimates

Attached is a revised estimate based on input from Kent this morning (taking out safety, adding Elmer and fuel/supplies).

From: Jose Gonzalez [<mailto:jose@fashiondistrict.org>]  
Sent: Tuesday, May 28, 2013 2:28 PM  
To: 'Randall Tampa'  
Cc: 'Kent Smith'  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

Attached are 2 cost estimates for review.

The first is for almost \$31,000 a year based on the estimated hours provided. It does not include an estimate for ancillary costs such as fuel, equipment maintenance, trash liners, gloves, etc but if I think if you add another \$100 per week should be enough to cover those items.

The second estimate is based applying the Management Plan's Assessment Methodology to the square footage provided plus the linear footage for both sides of Broadway between 9th and 11th St. Kent thought this could be one way of estimating the cost.

I suggest that both of you discuss to make sure you both are comfortable before officially providing the estimate to Jessica.

From: Randall Tampa [<mailto:rtampa@fashiondistrict.org>]  
Sent: Tuesday, May 28, 2013 2:08 PM  
To: 'Jose Gonzalez'  
Cc: 'Kent Smith'  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

Yes eventually. I am not sure how to factor in the trash costs/time since we have no way of knowing if it's going to increase exponentially. Same thing with the liners, once we have had time to look at the numbers we can then assign a costs.

I would think, since the city realizes we are only providing estimates, we'd be safe in saying .50hours X's 2 personnel per day would be close. (1 hour per day for trash pickup seven days per week)

From: Jose Gonzalez [<mailto:jose@fashiondistrict.org>]  
Sent: Tuesday, May 28, 2013 1:12 PM  
To: 'Randall Tampa'  
Cc: 'Kent Smith'  
Subject: RE: BID / Dress Rehearsal Maintenance Estimates

Randy

- 1) Should we include some cost for the driver and asst driver who will be picking the trash? If yes how many hours?
- 2) Any idea on how many trash liners we would be using?

From: Randall Tampa [<mailto:rtampa@fashiondistrict.org>]  
Sent: Tuesday, May 28, 2013 11:58 AM  
To: 'Ken Nakano'  
Cc: 'Kent Smith'; 'Jose Gonzalez'  
Subject: FW: BID / Dress Rehearsal Maintenance Estimates

Ken,

I just got off the phone with Genelle from the Sunset Triangle Plaza.

She says she has two guys that put in four hours each per week (eight hours total) to maintain their parcel. They don't pick up and dispose of trash and they don't provide safety patrols.

#### Maintenance Services:

Pressure washing the parcels must be kept at a minimum as the surface that the city intends to apply is very susceptible to peeling if the temperature and/or pressure is set to high. Not sure our 8210 is a solution, too.

I think a fairly accurate cleaning estimate is in the 17 hours per week range. Since we have multiple sites (parcels) we need to consider the time it'll take to travel to and set-up at each of the parcels. On site, we will then be assessing the cleaning needed to include the watering of the plants 2/3 times per week.

Also, since we will be picking up trash, we will need to analyze our trash tonnage for any discernible changes from the tonnage we were picking up pre-parcels. Most of maintenance duties will be performed in the evening hours – other than our daytime sweepers activities.

#### Safety Services:

Since we already patrol these areas 24/7, unless there is a specific call for service or observation, it's difficult to come up with an accurate number of hours we will be devoting to these parcels. If I was going to hypothesize (using the 24/7 method), I'd say preventative patrol time of one hour per day to include periodic safety contacts is accurate.

Let me know if this helps since both our areas are almost identical in size (or if I missed something).

Jose:

Can you factor the below BID cost so I can send to the city (see email conversations below)?

- One Sweeper one hour per day, seven days per week =  
7 hours
- One Pressure Washer Lead 2.5 hours, two times per week =  
5 hours
- One Pressure Washer Assistant 2.5 hours, 2xs times per week 5  
hours
- One Safety Officer one hour per day seven days per week  
7 hours

TOTAL # of hours                      24 hours per week

Ancillary costs would consists of fuel for the vehicles, 8210 and/or pressure washer, along with gloves, brooms and trash can liners.

Randall Tampa

LA Fashion District

Director of Operations

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[rtampa@fashiondistrict.org](mailto:rtampa@fashiondistrict.org) <<mailto:rtampa@fashiondistrict.org>>

From: Genelle Le Vin [<mailto:genelle521@yahoo.com>]  
Sent: Monday, May 27, 2013 8:29 AM  
To: Margot Ocanas; Randall Tampa  
Cc: Valerie Watson; Jessica Wethington Mclean  
Subject: Re: BID / Dress Rehearsal Maintenance Estimates

Randall, if you'd like to give me a call, I'll be happy to discuss details of the Sunset Triangle Plaza maintenance. My cell is 323.447.5213.

I'll look forward to sharing the information w/you.

Genelle Le Vin

President, Silver Lake Improvement Association  
and Community Partner, Sunset Triangle Plaza

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From: Margot Ocanas <[margot.ocanas@lacity.org](mailto:margot.ocanas@lacity.org)>  
<[margot.ocanas@lacity.org](mailto:margot.ocanas@lacity.org)> >  
To: Randall Tampa <[rtampa@fashiondistrict.org](mailto:rtampa@fashiondistrict.org)> >; Genelle La Vin  
<[genelle521@yahoo.com](mailto:genelle521@yahoo.com)> <<mailto:genelle521@yahoo.com>> >  
Cc: Valerie Watson <[valerie.watson@lacity.org](mailto:valerie.watson@lacity.org)>  
<<mailto:valerie.watson@lacity.org>> >; Jessica Wethington Mclean  
<[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)>  
<<mailto:jessica.wethingtonmclean@lacity.org>> >  
Sent: Thursday, May 23, 2013 5:18 PM  
Subject: Re: BID / Dress Rehearsal Maintenance Estimates

Hello Randall and Genelle,

I would like to introduce you both via email.

Genelle, our team is working with several downtown BIDs (S4P Community Partners) on a project that would apply the Streets for People (Sunset Triangle Plaza) model --- low cost surface materials, planters, etc -- to a stretch of blocks downtown.

Our team has done an initial analysis about possible maintenance and operations cost but the BIDs are best suited to develop maintenance/management/operations estimates. As the installation of this project is new for them, could I ask if you might share with them the HBT time that has been devoted to the plaza and the working relationship you have with HBT. This insight could greatly inform the development of their estimate.

Many kind thanks in advance!

Margot

On Thu, May 23, 2013 at 1:09 PM, Randall Tampa  
<[rtampa@fashiondistrict.org](mailto:rtampa@fashiondistrict.org)> <<mailto:rtampa@fashiondistrict.org>> > wrote:

Jessica, I was talking to Ken Nakano (DCBID) in an effort to come up with a 'cost for cleaning' and safety. Since we have nothing to look at to determine the time that will be devoted to the parcels, can you tell me who currently manages and takes care of the similar areas in Echo Park? I just want to get a sense as to the number of hours per day/week spent cleaning . Thanks

Also, Jodi his home but sitting on a Board of Rights for LAPD. She should have time tomorrow to inquire about the information you gave me this week about the missing person.

Randall Tampa

LA Fashion District

Director of Operations

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From: Jessica Wethington Mclean  
[<mailto:jessica.wethingtonmclean@lacity.org>  
<<mailto:jessica.wethingtonmclean@lacity.org>> ]

Sent: Wednesday, May 22, 2013 5:00 PM

To: Ari Simon; Blair Besten; Borja Leon; Carol Schatz;  
Hal Bastian; Kenneth T. Nakano; Kent Smith; Margot Ocanas; Pauline Chan;  
R. Scott Page; Randall Ely; Randall Tampa; Valerie Watson; Zaki Mustafa;  
nat gale; [ndecker@downtownla.com](mailto:ndecker@downtownla.com) <<mailto:ndecker@downtownla.com>>

Subject: Re: BID / Dress Rehearsal Maintenance Estimates



In followup, ASAP is great and if you would kindly provide these estimates by no later than next Wednesday May 29 we would be grateful, as the item goes to council shortly thereafter and we need to ensure these items are accounted for if they're coming from the city budget.

Thank you.

On Wed, May 22, 2013 at 4:58 PM, Jessica Wethington Mclean <[jessica.wethingtonmclean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org)> <<mailto:jessica.wethingtonmclean@lacity.org>> > wrote:

All -

Thanks again for your willingness to partner with the City to achieve the Broadway Dress Rehearsal.

Pursuant to our discussion about estimating the cost of cleaning the new pedestrian spaces and watering the planters within the Broadway Streetscape Dress Rehearsal area, please see the following square footage and planter number estimates for your BID.

Please note these figures are subject to change and for rough estimation purposes only. LADOT is still working on revising the drawings to reflect a few alterations and a more accurate planter number will be forthcoming once the final final design is determined, but this is a good estimate gives you a good ballpark place to start.

Please advise ASAP as to the cost for annual cleaning and watering of this area.

Thank you!

Jessica

BROADWAY DRESS REHEARSAL

COUNT\* SQUARE FEET of EXPANDED PEDESTRIAN AREA and PLANTER

\* subject to change after incorporation of BID/Metro  
feedback and final location of planters via detailed design

Downtown Center BID (2nd-4th)

9,370 s.f.

Planters estimate: 58

Historic Downtown BID (4th-9th)

22,017 s.f.

Planters estimate: 139

Fashion District BID (9th-11th)

10,580 s.f.

Planters estimate: 52

Thank you.

Sincerely,

Jessica Wethington McLean  
Executive Director, Bringing Back Broadway

Director, Downtown Economic Development

Office of City Councilmember José Huizar  
200 N. Spring Street #465  
Los Angeles, CA 90012

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